

**For Immediate Release**    Contact: Mike Brown, 614-645-6428  
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## **Mayor Coleman, City Council and Neighborhood Housing Partners Tour Neighborhood Housing Sites New Green View Estates Development Announced**

(Columbus) After decades of little investment and development in Columbus' urban neighborhoods, City and community efforts are leading to significant new projects under construction. Today, Mayor Michael B. Coleman, City Councilmember Mary Jo Hudson and housing developers, builders and partners took a bus tour to visit a dozen on-going developments and to announce a new "green" neighborhood housing development in Columbus.

**"For too long developers and builders stated that it was impossible to sell a home in Columbus' Central City, but by working together with the City and neighborhood groups, we are proving the opposite and reaping the rewards as new homes are being constructed and older homes are being fixed up in Central City neighborhoods," said Mayor Michael B. Coleman. "Families are buying these homes in completely new urban subdivisions, increasing area property values and the quality of life in parts of town that were overlooked for too long."**

Projects such as the North of Broad development and the new Green View Estates will create new urban communities by leveraging public and private investment to create quality neighborhood housing.

**"These projects serve as an example of what we can accomplish when the public sector and private sector work together to make strategic housing investments. We are leveraging public investment to spur private construction of housing subdivisions and thereby jump starting the market," said Council member Charleta B. Tavares. "We are creating a variety of environment friendly housing opportunities that will raise property values, stimulate a mixture of incomes and ultimately build stronger Central City neighborhoods."**

**"It's the partnership of public and private investments that's key to the success of these projects," echoed Councilmember Hudson. "Quality affordable homes, stable good-paying jobs, and safe neighborhoods - these are the elements of the American Dream that all citizens of Columbus should have an opportunity to achieve."**

On August 16, Community Research Partners, the City and Columbus Housing Partnership released the "Creating A Tipping Point: Housing Development as a Tool for Neighborhood Revitalization" report, emphasizing that successful

neighborhood revitalization caters to the mixed-income market with a variety of redevelopment activities and building partnerships with the private sector, nonprofit sector and public sector. Both the North of Broad project and Green View Estates project demonstrate the types of partnerships the city is building to stimulate revitalization in core Central City neighborhoods such as the King-Lincoln District and North East Columbus.

The North of Broad project, also known as NOBO, is an infill housing development of 34 single-family homes and condos located in the historic King-Lincoln District. Partners in this project include Columbus Housing Partnership, Stenson-Powell and the City. The City has invested \$360,000 in the development and will also capital improvement funds for street infrastructure.

**"I love my new home! The NOBO neighborhood is in a great location--you just can't beat it-- it's close to everything," said Professor Trevon Logan. "But what I like most about NOBO is the community is living in a new home with all the modern amenities in an established area with neighbors who know each other and work together to create a better community."**

At the end of the tour, Mayor Coleman joined with City Councilmember Hudson, and MiraCit Development Corporation to announce a new development with 32 single-family homes utilizing Green building concepts in Northeast Columbus. Green View Estates, located on the former Woodland Ridge Apartments site, will be developed in partnership with the Building Industry Association, the Enterprise Foundation, the State of Ohio Office of Energy Efficiency and the Affordable Housing Trust Corporation.

**"As we develop new neighborhoods and homes, we must explore the opportunities to make them energy efficient through national Green Building Standards," said Mayor Coleman. "This development is unique to our community, and we have the highest expectations in trying to make it both sustainable and affordable."**

The City's investment in the project includes the 10.92-acre site, located in one of the city's Neighborhood Investment District making the houses eligible for residential tax credits. New infrastructure will be developed that will include newly constructed streets with decorative lighting, sidewalks, curbs and gutters, and landscaped buffering, as well as a two-acre storm water regional detention pond to service the surrounding community.

**"The redevelopment of the former Woodland Ridge site has been a community priority for many years," said Bishop Edgar Posey Chairman of MiraCit Development Corporation. "We are pleased that the City of Columbus has chosen Miracit as a partner in its Green Building Initiative to develop new single family housing on this site. We are actively enrolling homebuyers as we envision this to be another wonderful addition to our community."**

Examples of Green Building concepts include water-conserving appliances and fixtures, such as low-flow toilets, showerheads and faucets; the use of Energy Star Appliances designed by the Environmental Protection Agency to reduce utility costs and greenhouse gas emissions; the use of Energy Star lighting which uses two-thirds less energy and lasts 6-10 times longer than traditional lighting; the use of interior paints and primers that greatly reduce or eliminate volatile organic compounds (VOC); the use of recycled building materials.

**“Enterprise is excited to be participating in the development of Green View Estates with the City and MiraCit Development Corporation,” said Phillip Downing, Director Enterprise Columbus. “This project will receive funding under our Green Communities Initiative and will demonstrate the economy of utilizing construction methods and materials that accrue benefit to new homeowners in terms of operating costs, and the environment.**

The City will work closely with the Central Ohio Building Industry Association to ensure the design and construction of Green View Estates meet the appropriate green standards. Projected cost savings for homeowners in Green View Estates is roughly \$900 per year from reduced heating, cooling, water and lighting expenses.

### **Sites Visited on Neighborhood Housing Tour:**

**1. North of Broad (NoBo):** This infill housing development project is a collaboration between the city, Stenson Powell Development and the Columbus Housing Partnership (CHP). The project is located on 20<sup>th</sup> and 21<sup>st</sup> Streets between Long and Mount Vernon Avenue and will result in 34 new homes and condos. The City of Columbus committed \$360,000 for development and will also provide Capital Improvement Program dollars for street improvements next year.

**2. NoBo Construction on 20<sup>th</sup> and Gay:** Market rate Single-family home going up and already sold.

**3. Long Street Condos:** 5 units finished and sold.

**4. Monroe Street Cluster:** Site we are looking at for future redevelopment with the possibility of developing shops, office space and housing.

**5. Lincoln Theatre:** The City purchased the Lincoln Theatre in 2003. The city renovated a second-floor ballroom that's rented out for meetings, parties and children's theater rehearsals.

**6. The Gateway Project:** Long and Hamilton. Gideon Development Partners LLC purchased the land at Long and Hamilton for \$32,000 and the City signed a

15-year lease for parts of the first floor and all of the second floor for the Police Internal Affairs Bureau.

**7. Whitney Young Project:** One of the worst apartment complexes in Columbus so the City purchased the property for \$100 from Housing and Urban Development (HUD) in 2004 and in April 2005 demolished the complex to make way for a new development. We are getting proposals now from developers and hope for \$4 million private investment in 17-22 units.

**8. Hotel St. Clair:** Historic rehabilitation of the famous Hotel St. Clair. The City invested \$226,000 for the creation of 31 units of senior housing that was subsequently modified to incorporate 15 units (of the original 31) as part of the Rebuilding Lives initiative. The Rebuilding Lives program offers supportive on-site services for homelessness, drug/alcohol addiction and chronic mental illness. The City contributed an additional \$95,000 grant to update the building to include a residence for the on-site manager and incorporate the Rebuilding Lives component. In addition Community Housing Network, the nonprofit developer, received supportive housing funding from the US Department of Housing and Urban Development (HUD).

**9. Samaritan Village:** The project (Joe Copeland, Executive Director) is a faith based Community Housing Development Organization (CHDO) undertaking a homeownership development project on Gibbard Avenue (south of Fifth Avenue off of Joyce Avenue). The project consists of 8 homes in phase one with two homes completed and closed, three to close by the first of September and the final three are pre-sold and ready to begin construction. Phase two is close to fruition which will have either 7 or 8 homes. Five of the homes in Phase I have \$30,000 in city gap financing and three have \$34,000 in city subsidy. The two homes that closed and three scheduled closing all have city American Dream Down Payment Initiative (ADDI) dollars to assist the homebuyer to purchase the home.

**10. Americrest:** This project includes 11 new infill homes in partnership with the City, Habitat for Humanity, HUD and developer J. Moreland and Associates. The City has committed up to \$30,000 in gap financing per unit for home construction and some of the lots were purchased from the City's land bank.

**11. 24<sup>th</sup> Avenue Housing:** This housing project sponsored by Columbus Housing Partnership (CHP) involves new construction of 10-12 affordable housing units on 24<sup>th</sup> Avenue near Joyce Avenue. CHP will be requesting financial assistance for street improvements and up to \$30,000 in gap financing per unit for home construction.

**12. Joyce Avenue Homes Project:** This low-income Housing Tax Credit project completed in 2003 has 31 units of new lease/purchase homes sponsored by

Columbus Housing Partnership. The City invested \$350,000 of HOME funds in the project. Total project cost totaled \$4,683,941. Lease-purchase single-family homes are rented for the 15-year tax credit compliance period and then sold to the tenant.

**13. Level Green Project** - The City committed \$384,000 to this Columbus Housing Partnership 32 unit, low-income Housing Tax Credit project in September 2003. Project closed May 2004 and is under construction. Total project cost is \$5,097,937. Lease-purchase single-family homes are rented for the 15-year tax credit compliance period and then sold. Thirty homes are completed and occupied; the final two are being constructed.

**14. Green View Estates:** The project is located next to the 25th Avenue Transportation Facility and is the site of the former Woodland Ridge Apartment Complex. The site consists of 10.9 acres with an estimated 8 acres for development after completion of a storm water detention pond to be built by the City's Public Utilities Department. This 32 single-family housing project will be "green development" completed by MiraCit with assistance from the BIA. The project will include 11 affordable housing units. The partnership also includes the Enterprise Foundation, the State of Ohio Office of Energy Efficiency, the Affordable Housing Trust Corporation, and the Ohio Housing Finance Agency. The "green" components will require the following specifics: site selection & planning, landscaping, storm water management, construction and demo recycling; Water efficient fixtures, wastewater reuse, and efficient irrigation; energy efficiency, clean/renewable energy, no Hydrochlorofluorocarbon (HCFC) or Chlorofluorocarbons (CFC's); materials reuse, efficient building systems, use of recycled and rapidly renewable materials; and improved indoor air quality, increased day-lighting, better thermal comfort/control.